

130.0

0001

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,296,800 / 1,296,800

ASSESSED:

1,296,800 / 1,296,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
111		PLEASANT ST, ARLINGTON

Legal Description						User Acct
						84018
						GIS Ref
						GIS Ref
						Insp Date
						08/31/17

## OWNERSHIP

Unit #:

Owner 1: FREDIEU ROBERT L/ETAL	
Owner 2: SCHULZE ROSEMARY	
Owner 3:	

Street 1: 111 PLEASANT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .366 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Stucco Exterior and 2765 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15930	Sq. Ft.	Site			0	90.	0.51	10			Med. Tr	-10					727,295						727,300	

Total AC/HA: 0.36570

Total SF/SM: 15930

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 727,295

Spl Credit

Total: 727,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 15 - Old Style	2A - 2 Sty +Attic	Full Bath: 2	Rating: Good	A Bath:	Rating:	BK; 8861 PG; 426.				23				6	19	4	EFP 9 (36)											
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:									6														
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:									8														
Prime Wall: 6 - Stucco	Sec Wall:	OthrFix:	Rating:									EFP 15																
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Good	A Kits:	Rating:									OFFP (120)														
Color: TAN	View / Desir:	Fpl: 2	Rating: Average	Frpl:	Rating:									8														
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units 1								UAT	28											
Grade: B - Good	Year Blt: 1912	Eff Yr Blt:	Location:	Level	FY LR DR D K FR RR BR FB HB L O									SFL														
Alt LUC:	Alt %:	Total Units:	Other													FFL												
Jurisdct:	Fact: .	Floor:	Upper													BMT												
Const Mod:	Lump Sum Adj:	% Own:	Lvl 2													(1204)												
				WSFlue:	Rating:									Totals	RMS: 10	BRs: 6	Baths: 2	HB: 1	SFL 14	2	15	2 SFL 14 (28)						
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Phys Cond: AG - Avg-Good	26. %	Exterior:	No Unit	RMS	BRs	FL									7	OFFP (135)	7									
Sec Int Wall:	Partition: T - Typical	Functional:	%	Interior:	1	10	6																					
Prim Floors: 3 - Hardwood	Sec Floors:	Economic:	%	Additions:																								
		Special:	%	Kitchen:																								
		Override:	%	Baths:																								
		Total:	26.4 %	Plumbing:																								
				Electric:																								
				Heating:																								
				General:																								
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>												<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>								
Bsmnt Flr: 12 - Concrete	Subfloor:	Basic \$ / SQ: 135.00	Size Adj.: 1.07613635	Rate	Parcel ID	Typ	Date	Sale Price								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Bsmnt Gar:	Electric: 3 - Typical	Const Adj.: 1.00989902	Adj \$ / SQ: 146.717													SFL	Second Floor	1,260	146.720	184,863	UAT	100	FLA	100	A			
Insulation: 2 - Typical	Int vs Ext: S	Other Features: 110776	Grade Factor: 1.33													BMT	Basement	1,204	44.010	52,994								
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	NBHD Inf: 1.00000000	NBHD Mod:													FFL	First Floor	1,204	146.720	176,647								
# Heat Sys: 1	% Heated: 100	% AC: 80	LUC Factor: 1.00	Adj Total: 762328	Juris. Factor:	Before Depr: 195.13								OFFP	Open Porch	497	20.020	9,948										
Solar HW: NO	Central Vac: NO	Depreciation: 201255	Final Total: 561100	Val/Su Net: 121.40	Special Features: 0	Val/Su SzAd: 227.72								UAT	Upper Attic	301	102.700	30,913										
% Com Wal	% Sprinkled	Depreciated Total: 561074												EFP	Enclos Porch	156	45.120	7,039										
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:									Net Sketched Area: 4,622				Total: 462,404							
<b>SPEC FEATURES/YARD ITEMS</b>																Size Ad	2464	Gross Area	5525	FinArea	2765							
<b>PARCEL ID</b> 130.0-0001-0011.0																<b>IMAGE</b>												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>										
3	Garage	D	Y	1	21X22	G	AV	1912	25.51	T	40	101			7,100		7,100											
19	Patio	D	Y	1	20X22	A	AV	2010	3.10	T	7.2	101			1,300		1,300											
More: N				Total Yard Items: 8,400				Total Special Features: 8,400				Total: 8,400																